FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

AUG 2 1 200A

Washington, DC

10A

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D. **SECTION 4(6), AND/OR** IINIFORM LIMITED OFFFRING EXEMPTION

OMB Number: Expires: August 31,2008 Estimated average burden hours per response.....16.00

SEC USE ONLY								
Prefix	Serial							
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	ORM EMMTED OFFERING EXEM			
Name of Offering (check if this is an amer	ndment and name has changed, and indicate change.)			
Filing Under (Check box(es) that apply): Type of Filing: New Filing Amenda	Rule 504 Rule 505 Rule 506 Section 4(6)	ULOE		
	A. BASIC IDENTIFICATION DATA	1910 168 190 168 190 100 100 101 101 101		
1. Enter the information requested about the is	ssuer			
Name of Issuer (check if this is an amendm Wilkinson 1031, LLC, through its subsidian	nent and name has changed, and indicate change.) y Wilkinson Vintage Hillside, LLC	08058459		
Address of Executive Offices 402 E. Yakima Ave., 14th floor, Yakima, W	Telephone Number (Including Area Code) 509-853-2442			
Address of Principal Business Operations (if different from Executive Offices)	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)		
Brief Description of Business				
	nited partnership, already formed other (please specify): PROCESSED		
Actual or Estimated Date of Incorporation or Org Jurisdiction of Incorporation or Organization: (E	Month Year ganization: Actual _ Esti Enter two-letter U.S. Postal Service abbreviation for State CN for Canada; FN for other foreign jurisdiction)	AUG 2 5 2008 THOMSON REUTERS		
GENERAL INSTRUCTIONS				
Federal:	esquities in religious on an examplica under Pagulation D	on Section 4(6), 17 OFB 220 501 of sec. on 15 U.S.		

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

- ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

			A. BASIC IDI	ENTII	FICATION DATA				
2. Enter the information re	quested for the fol	llowin	g:						
Each promoter of the second control of	ne issuer, if the is:	suer h	as been organized w	ithin 1	the past five years;				
Each beneficial own	ner having the pow	er to v	ote or dispose, or di	rect th	e vote or disposition	of, 10	% or more o	f a clas	s of equity securities of the issuer.
			-		rate general and man				-
Each general and m		_			5			F	,
	partie: c	· part	nership issuers.						
Check Box(es) that Apply:	Promoter	Ø	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, it	individual)		**						
Wilkinson Real Estate, LL	.C								
Business or Residence Addres 402 E. Yakima Ave., 14th			-	ode)					
Check Box(es) that Apply:	Promoter		Beneficial Owner	Z	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, it	individual)								· · · · · · · · · · · · · · · · · · ·
Wilkinson, James T.	,								
Business or Residence Addres	s (Number and	Street	t, City, State, Zip Co	nde)					
102 E. Yakima Ave., 14th	•			,					
Check Box(es) that Apply:	Promoter	П	Beneficial Owner	7	Executive Officer	П	Director		General and/or
Check Box(cs) that Apply.		Ц	Denemenal Owner	W.	Excellive Officer	О	Director	ш	Managing Partner
Full Name (Last name first, if	individual)								
Kupp, Craig M.					<u> </u>				
Business or Residence Address	•		t, City, State, Zip Co	ode)					
402 E. Yakima Ave., 14th	floor, Yakima, V	VA 9	8901 						
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, if	individual)						•		
Business or Residence Address	ss (Number and	Street	, City, State, Zip Co	ode)					
Charle Dangers) shot Analon	December 1	_	Paraficial Owner	_	P Office	_	Diseases		C11/
Check Box(es) that Apply:	Promoter	L	Beneficial Owner	Ш	Executive Officer	U	Director		General and/or Managing Partner
Full Name (Last name first, it	individual)								
Business or Residence Address	s (Number and	Street	, City, State, Zip Co	ode)					
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, if	individual)								
Business or Residence Addres	s (Number and	Street	, City, State, Zip Co	ode)					
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, if	individual)								
Business or Residence Addres	s (Number and	Street	, City, State, Zip Co	ode)					
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				В. П	NFORMAT	ION ABOU	JT OFFERI	NG					
1. Has the	e issuer sol	d, or does t	he issuer i	ntend to se	ll, to non-a	ccredited	investors in	n this offer	ing?		Yes	No 🗷	
			Ans	wer also ir	Appendix	, Column	2, if filing	und e r ULC	E.				
2. What i	s the minin	num investr	nent that w	ill be acce	pted from	any individ	dual?	•••••			\$_ 10 0	0,008.36	
3. Does th	he offering	permit join	it ownershi	p of a sing	le unit?						Yes ⊮	No	
4. Enter t	he informa	tion reques	ted for eac	h person v	vho has bee	en or will l	be paid or	given, dire	ctly or ind	lirectly, an	y(only	y by 1	husbar
lf a per	ssion or sim son to be lis	sted is an as	sociated pe	rson or age	ent of a brol	cer or deale	er registere	d with the S	SEC and/or	with a star	teand v	vife a	as
or state	es, list the n	ame of the b	proker or de	ealer. If me	ore than fiv	e (5) perso	ns to be list	ted are asso	ciated pers	sons of suc	hcommi	ınity	
	er or dealer			e informati	on for that	broker or	dealer only	y. 			prope	erty).	
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Business or				1 Street, C	ity, State, 2	Zip Code)							
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Name of As	sociated B	roker or De	aler				_	·					_
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Full Name (first, if ind	ividual)								· · · · · ·		_
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					В. І	NFORMAT	ION ABOU	T OFFERI	NG]
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						•	•					Yes	No	
3. Do	es the	offering	permit join	t ownershi	ip of a sing	de unit?						. 😧		
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				В. І	NFORMAT	ION ABOU	T OFFERI	NG					
											Yes	No	
1. Has t	he issuer sol	d, or does t			•				_		·· 🔼		
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2. What	is the minin	num investr	nent that w	ill be acce	pted from	any individ	lua!?				·· •		
3. Does	the offering	permit join	ıt ownershi	n of a sing	le unit?						Yes . ℝ	No	
4 Enter	the informa	tion reques	ted for eac	h nercon u	uha has has	n or will l	a naid as	aiven dise	etly or ind	licactly an	w/onla	, hy h	ıusband
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C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box \square and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.			
	Type of Security	Aggregate Offering Price	Amount Alrea Sold	ady
	Debt	S	_ \$	
	Equity	S		
	Common Preferred			
	Convertible Securities (including warrants)	S	s	
	Partnership Interests			
	Other (Specify tenants-in-common)	6,694,000.00	\$ 6,694,000.	00
	Total	6,694,000.00	\$ 6,694,000.	00
	Answer also in Appendix, Column 3, if filing under ULOE.			
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Aggregate	e
		Number Investors	Dollar Amou of Purchase	unt es
	Accredited Investors	16	\$_6,694,000	00.0
	Non-accredited Investors		<u> </u>	
	Total (for filings under Rule 504 only)		\$	
	Answer also in Appendix, Column 4, if filing under ULOE.			
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.			
	Type of Offering	Type of Security	Dollar Amo Sold	unt
	Rule 505		s	
	Regulation A		s	
	Rule 504		\$	
	Total		\$ 0.00	
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.			
	Transfer Agent's Fees] \$	
	Printing and Engraving Costs		\$ 15,000.00	
	Legal Fees	_	400,000,00	0
	Accounting Fees		_	
	Engineering Fees	_]	
	Sales Commissions (specify finders' fees separately)	_	\$ 468,580.00)
	Other Expenses (identify) Due Diligence Fees and Costs and Marketing Expenses	<u> </u>	\$ 178,419.00)
	Tatal	-	761 999 00	n

	b. Enter the difference between the aggregate offeri and total expenses furnished in response to Part C — oproceeds to the issuer."	Question 4.a. This difference is the "adjusted gros	S	\$5,932,001.00
5.	Indicate below the amount of the adjusted gross pro each of the purposes shown. If the amount for any check the box to the left of the estimate. The total of proceeds to the issuer set forth in response to Part	y purpose is not known, furnish an estimate and the payments listed must equal the adjusted gros	d	
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees		☑ \$ <u>718,334.00</u>	<u> </u>
	Purchase of real estate		\$	\$ 4,811,000.0
	Purchase, rental or leasing and installation of mach			
	Construction or leasing of plant buildings and faci	lities	\$	_ 🗆 \$
	Acquisition of other businesses (including the value offering that may be used in exchange for the asset issuer pursuant to a merger)	ts or securities of another		
	Repayment of indebtedness			
	Working capital			
	Other (specify): Closing and Carrying Costs and	I Legal	\$ 402,667.00	<u>)</u>
	Column Totals		\$ 1,121,001.0	9 4,811,000.0
	Total Payments Listed (column totals added)		_	,932,001.00
_		D. FEDERAL SIGNATURE		
sig	issuer has duly caused this notice to be signed by the nature constitutes an undertaking by the issuer to furninformation furnished by the issuer to any non-accr	nish to the U.S. Securities and Exchange Comm	ission, upon writte	en request of its staff
Iss	ner (Print or Type)	Signature	Date	
	lkinson 1031, LLC, through its subsidiary Wilkinso	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	August 19, 200	8
Na	ne of Signer (Print or Type)	Title of Signer (Print or Type)		
^rs	ig M. Kupp	Chief Operating Officer		

- ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE			
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No K	

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type) Wilkinson 1031, LLC, through its subsidiary Wilkinson	Rignature	Date August 19, 2008
Name (Print or Type)	Title (Print or Type)	
Craig M. Kupp	Chief Operating Officer	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX 2 4 3 5 Disqualification Type of security under State ULOE and aggregate Intend to sell (if yes, attach to non-accredited offering price Type of investor and explanation of investors in State offered in state amount purchased in State waiver granted) (Part C-Item 2) (Part E-Item 1) (Part B-Item 1) (Part C-Item 1) Number of Number of Accredited Non-Accredited State Yes No **Investors** Amount Investors Amount Yes No AL AKAZAR CA TIC \$6,694,000 10 \$3,858,287. × X CO CT DE DC 1 \$669,400.00 TIC \$6,694,000 X X \$961,325.34 1 FL TIC \$6,694,000 × GA HI ID IL IN IA KS ΚY LA ME MD MA ΜI MN MS

APPENDIX 2 3 4 5 1 Disqualification Type of security under State ULOE and aggregate Intend to sell (if yes, attach to non-accredited offering price Type of investor and explanation of offered in state amount purchased in State waiver granted) investors in State (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) (Part B-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Investors Yes No Amount Amount MO MT NE NV NH NJ NM TIC \$6,694,000 X NY \$468,480.00 X TIC \$6,694,000 NC 1 \$200,886.94 × X ND ОН OK OR PA RISC SD TN TXUT 1 TIC \$6,694,000 \$267,760.00 X VTVAWA W۷ WI

	APPENDIX													
1	:	2	3		4									
	to non-a	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)									
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No					
WY														
PR														

